

GENERAL NOTES:

1. REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS FOR THE BUILDINGS.
4. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
7. REFER TO DETAIL SHEETS FOR PAVEMENT AND CURBING INFORMATION.
8. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.
9. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
10. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
11. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
12. PARKING SPACES SHALL BE STRIPED WITH A 4" SOLID WHITE LINE.
13. PARKING SPACE AND HATCHED AREA FOR HANDICAPPED SPACE SHALL BE STRIPED WITH 4" SOLID WHITE LINE. HATCHED AREA SHALL BE STRIPED AT A 45° ANGLE, 2" ON CENTER. SYMBOL FOR HANDICAPPED SPACE SHALL BE PAINTED BLUE.
14. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
16. ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS.
17. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN PERMITS FOR WORK WITHIN ROAD RIGHT OF WAYS, INCLUDING SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
18. EXISTING PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY LRC ENGINEERING & SURVEYING, LLC.
19. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND TOWN ENGINEER PRIOR TO INSTALLATION.
20. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 AND VERIFY ALL LOCATIONS.
21. PAVEMENT MARKINGS SHALL BE 15 MINUTE FAST DRYING TYPE.
22. THE SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER.
23. ALL FLOOD LIGHTING AND ALL OTHER TYPES OF LIGHTING WHICH ARE INTENDED TO ILLUMINATE THE BUILDING OR YARDS SHALL BE ARRANGED SO THAT THE LIGHTS WILL NOT SHINE INTO THE EYES OF ANY PERSON EXTERNAL TO THE PREMISES, OR CAUSE A NUISANCE FROM EXCESSIVE GLARE.

ZONING CHART

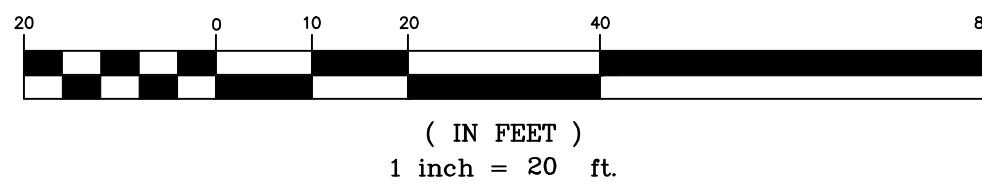
TOWN OF WEST HARTFORD BG - GENERAL BUSINESS DISTRICT PROPOSED USE: STORAGE WAREHOUSE FACILITY		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	Not required	38,585 S.F.
MAX. LOT COVERAGE	*	32.4%
BUILDING SETBACK		
FRONT	35 FT.	35.5 FT.
SIDE	4 FT.	5.0 FT.
REAR	10 FT.	14.6 FT.
MAX. BUILDING HEIGHT	4 Stories or 45'	> 45 FT.

* Ground coverage may be equal to that area remaining after provisions for yard requirements and parking are met. If parking requirements are met as stipulated under section 177-32D or G, the building coverage may be equal to that area remaining after yard requirements are met.
** One of the side yards or rear yard of the main building shall have the width of at least 1/3 of the height of said buildings, but not less than 10 feet, and said yard shall be accessible for firefighting purposes. No other side or rear yard is required, but if provided, it shall be at least 4 feet wide.

SIGN LEGEND

HC		1
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GRAPHIC SCALE




Legend

	EXISTING	PROPOSED
Property Line	---	---
Sanitary Sewer	---	---
Water Main	---	---
Gas Main	---	---
Storm Drainage Pipe	---	---
Utility Pole	○	○
Water Gate	○	○
Sanitary Manhole	○	○
Lamp Post	☆	☆
Hydrant	☆	☆
Catch Basin	■	■
Curbless Catch Basin	■	■
Index Contour	---	---
Intermediate Contour	---	---
Signs	---	---

Revisions:

#	Date	Description



- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
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www.lrcconsult.com

Land Resource Consultants, Inc.
LRC Engineering & Surveying P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

SITE PLAN

**LAND OF
WH-ELM, LLC**

**27 SOUTH STREET
WEST HARTFORD, CONNECTICUT**

Designed	---	CAD File	SP14150801 multiple buildings	Sheet No.
Drawn	RHR	Project No.	14-1508B	SP-1
Checked	NB	Date	December 8, 2017	
Approved	NB	Scale	1"=20'	

N/F
United Tool & Die Co.

Vol 997/Pg 173
Vol 720/Pg 307
1 Carney Road

N/F
WH-ELM, LLC
#1031 New Britain Avenue

Three Story Brick Building
W/Metal Fascade

One Story Steel Frame
And Glass Natatorium

N/F
SALMA Enterprises, LLC

Vol 4380/Pg 157
1023 New Britain Ave.
1 South St.